

Inspection Summary Report
Pointe Apartments
 The Pointe - Due Diligence



17
Buildings



140
Units

Date of Inspection
Apr 17, 2023

Date of Report
Apr 21, 2023

Completed
No Entry

136 (97.14 %)
4 (2.86 %)

Estimated Budget
Per Unit

\$2788545.00
\$19918.18

Breakdown

■ **Interior**

■ **Exterior/Site Areas**

Actual

\$360170.00

\$2428375.00

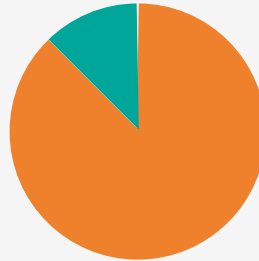
Per Unit

\$2572.64

\$17345.54

Top Interior Costs

1	Countertops	\$111800.00
2	Flooring	\$39810.00
3	Tub	\$39600.00
4	Cabinets	\$23000.00
5	Mirror	\$19500.00



Top Exterior/Site Area Costs

1	Siding Condition	\$422000.00
2	Bldg Exterior - Notes 1	\$228100.00
3	Windows	\$208400.00
4	Gutters and Downspouts Condition	\$131400.00
5	Stair Treads Condition	\$120000.00

Floor Plan	Unit Type	Total Units	Complete	No Entry	Percentage
2x1.5 Upgraded		8	8	0	100.00 %
3x2 Upgraded		9	9	0	100.00 %
1x1 - Upgraded		4	4	0	100.00 %
2x1.5 - Semi		15	14	1	93.33 %
3x2 - Semi		13	13	0	100.00 %
1x1 Semi		2	2	0	100.00 %
1x1		26	24	2	92.31 %
2x1.5		31	31	0	100.00 %
3x2		32	31	1	96.88 %

Unit Interiors

Item	Condition	Count	Line Cost	Total Cost
ADA Status	ADA	2	\$0.00	\$0.00
	Not ADA	135	\$0.00	
Air Handler/Furnace				\$5100.00
	Good	98	\$0.00	
	Other	22	\$0.00	

	Repair	11	\$0.00
	Replace	6	\$5100.00
Bifold			\$12600.00
	Good	179	\$0.00
	N/A	423	\$0.00
	Other	7	\$0.00
	Repair	25	\$0.00
	Replace	42	\$12600.00
Blinds /Covering			\$0.00
	Good	2	\$0.00
	N/A	135	\$0.00
Blinds/Covering			\$4615.00
	Good	306	\$0.00
	N/A	419	\$0.00
	Other	14	\$0.00
	Repair	3	\$0.00
	Replace	71	\$4615.00
Cabinet Knobs			\$500.00
	Good	132	\$0.00
	Other	1	\$0.00
	Repair	2	\$0.00
	Replace	2	\$500.00
Cabinets			\$23000.00
	Good	106	\$0.00
	N/A	2	\$0.00
	Other	4	\$0.00
	Repair	15	\$0.00
	Replace	10	\$23000.00
Carbon Monoxide Piping			\$0.00
	Good	1	\$0.00
	N/A	135	\$0.00
	Other	1	\$0.00
Ceiling Fan			\$125.00
	Good	13	\$0.00
	N/A	278	\$0.00
	Other	5	\$0.00
	Replace	1	\$125.00
Clean			\$300.00
	Good	114	\$0.00
	Other	16	\$0.00
	Repair	4	\$0.00
	Replace	3	\$300.00
Closet Shelving			\$0.00
	Good	283	\$0.00

	N/A	2	\$0.00
	Other	11	\$0.00
	Repair	1	\$0.00
CO2 Detector			\$260.00
	Good	2	\$0.00
	N/A	131	\$0.00
	Replace	4	\$260.00
Concrete Patio			\$0.00
	Good	122	\$0.00
	N/A	7	\$0.00
	Other	7	\$0.00
	Repair	1	\$0.00
Condensate Line			\$0.00
	Good	108	\$0.00
	N/A	4	\$0.00
	Other	24	\$0.00
	Repair	1	\$0.00
Condensing Unit			\$1600.00
	Good	130	\$0.00
	Other	3	\$0.00
	Repair	2	\$0.00
	Replace	2	\$1600.00
Countertop			\$16500.00
	Good	104	\$0.00
	N/A	3	\$0.00
	Other	2	\$0.00
	Repair	1	\$0.00
	Replace	132	\$16500.00
Countertops			\$111800.00
	Good	49	\$0.00
	Repair	2	\$0.00
	Replace	86	\$111800.00
Dishwasher			\$2400.00
	Good	129	\$0.00
	Replace	8	\$2400.00
Door			\$9400.00
	Good	793	\$0.00
	N/A	186	\$0.00
	Other	13	\$0.00
	Repair	53	\$0.00
	Replace	42	\$9400.00
Doors			\$1295.00
	Good	112	\$0.00
	N/A	16	\$0.00

	Repair	2	\$0.00
	Replace	7	\$1295.00
Dryer Connection			\$200.00
	Good	130	\$0.00
	N/A	3	\$0.00
	Other	2	\$0.00
	Repair	1	\$0.00
	Replace	1	\$200.00
Dryer Vent			\$0.00
	Good	133	\$0.00
	Other	3	\$0.00
	Repair	1	\$0.00
Electrical Panel			\$0.00
	Good	120	\$0.00
	N/A	1	\$0.00
	Other	15	\$0.00
	Repair	1	\$0.00
Exhaust Fan			\$1445.00
	Good	196	\$0.00
	N/A	1	\$0.00
	Other	3	\$0.00
	Repair	25	\$0.00
	Replace	17	\$1445.00
Expansion Tank			\$375.00
	Good	109	\$0.00
	N/A	9	\$0.00
	Other	16	\$0.00
	Replace	3	\$375.00
Faucet			\$1250.00
	Good	338	\$0.00
	N/A	2	\$0.00
	Other	2	\$0.00
	Repair	12	\$0.00
	Replace	25	\$1250.00
Fire Extinguisher			\$3485.00
	Good	23	\$0.00
	N/A	73	\$0.00
	Replace	41	\$3485.00
Float Switch			\$195.00
	Good	42	\$0.00
	N/A	68	\$0.00
	Other	24	\$0.00
	Replace	3	\$195.00
Flooring			\$39810.00

	Good	989	\$0.00
	N/A	7	\$0.00
	Other	33	\$0.00
	Repair	22	\$0.00
	Replace	310	\$39810.00
Garbage Disposal			\$510.00
	Good	21	\$0.00
	N/A	110	\$0.00
	Replace	6	\$510.00
Gas Line			\$0.00
	N/A	137	\$0.00
Hardware			\$3590.00
	Good	1217	\$0.00
	N/A	52	\$0.00
	Other	20	\$0.00
	Repair	24	\$0.00
	Replace	48	\$3590.00
Ice-Maker			\$0.00
	Good	6	\$0.00
	N/A	131	\$0.00
Line Set			\$0.00
	Good	111	\$0.00
	N/A	3	\$0.00
	Other	20	\$0.00
	Repair	3	\$0.00
Medicine Cabinet			\$800.00
	Good	190	\$0.00
	N/A	41	\$0.00
	Other	2	\$0.00
	Repair	1	\$0.00
	Replace	8	\$800.00
Microwave			\$0.00
	Good	42	\$0.00
	N/A	95	\$0.00
Mirror			\$19500.00
	Good	174	\$0.00
	N/A	1	\$0.00
	Other	2	\$0.00
	Replace	65	\$19500.00
Organic Growth			\$0.00
	Major	1	\$0.00
	Minor	12	\$0.00
	Moderate	8	\$0.00
	None	116	\$0.00

Overflow Pan			\$2210.00
	Good	22	\$0.00
	N/A	66	\$0.00
	Other	15	\$0.00
	Replace	34	\$2210.00
Overhead Lighting			\$2635.00
	Good	660	\$0.00
	N/A	621	\$0.00
	Other	24	\$0.00
	Repair	13	\$0.00
	Replace	43	\$2635.00
Patio Door			\$0.00
	Good	126	\$0.00
	N/A	2	\$0.00
	Repair	9	\$0.00
Patio Light			\$1935.00
	Good	90	\$0.00
	N/A	2	\$0.00
	Other	1	\$0.00
	Repair	1	\$0.00
	Replace	43	\$1935.00
Plumbing			\$20.00
	Good	354	\$0.00
	N/A	2	\$0.00
	Other	4	\$0.00
	Repair	19	\$20.00
Refrigerator			\$0.00
	Good	136	\$0.00
	N/A	1	\$0.00
Sheetrock			\$300.00
	Good	81	\$0.00
	Minor	39	\$300.00
	Moderate	17	\$0.00
Shelving			\$370.00
	Good	168	\$0.00
	N/A	101	\$0.00
	Other	1	\$0.00
	Repair	2	\$0.00
	Replace	2	\$370.00
Shower Valve			\$8075.00
	Good	157	\$0.00
	N/A	2	\$0.00
	Other	1	\$0.00
	Repair	13	\$0.00

	Replace	17	\$8075.00
Sink			\$3450.00
	Good	328	\$0.00
	N/A	1	\$0.00
	Other	2	\$0.00
	Repair	2	\$0.00
	Replace	46	\$3450.00
Smoke Detector			\$1625.00
	Good	98	\$0.00
	N/A	10	\$0.00
	Other	2	\$0.00
	Repair	2	\$0.00
	Replace	25	\$1625.00
Sprinkler			\$0.00
	N/A	137	\$0.00
Stove			\$3000.00
	Good	128	\$0.00
	N/A	1	\$0.00
	Other	1	\$0.00
	Repair	2	\$0.00
	Replace	5	\$3000.00
Switch/Disconnect			\$1650.00
	Good	78	\$0.00
	N/A	6	\$0.00
	Other	20	\$0.00
	Repair	3	\$0.00
	Replace	30	\$1650.00
T&P Line			\$2600.00
	Good	70	\$0.00
	N/A	6	\$0.00
	Other	17	\$0.00
	Repair	18	\$0.00
	Replace	26	\$2600.00
Toilet			\$1485.00
	Good	225	\$0.00
	N/A	1	\$0.00
	Other	3	\$0.00
	Repair	4	\$0.00
	Replace	9	\$1485.00
Tub			\$39600.00
	Good	104	\$0.00
	N/A	49	\$0.00
	Other	2	\$0.00
	Repair	65	\$0.00

	Replace	22	\$39600.00	
Tub Enclosure				\$11200.00
	Good	122	\$0.00	
	Repair	55	\$0.00	
	Replace	14	\$11200.00	
Tub enclosure				\$0.00
	N/A	49	\$0.00	
	Other	2	\$0.00	
Vanity				\$5400.00
	Good	166	\$0.00	
	Other	1	\$0.00	
	Repair	14	\$0.00	
	Replace	9	\$5400.00	
Vanity Light				\$455.00
	Good	178	\$0.00	
	Other	1	\$0.00	
	Repair	4	\$0.00	
	Replace	7	\$455.00	
Vent Hood				\$450.00
	Good	127	\$0.00	
	Repair	4	\$0.00	
	Replace	6	\$450.00	
Vertical Blinds				\$6105.00
	Good	53	\$0.00	
	N/A	41	\$0.00	
	Repair	6	\$0.00	
	Replace	37	\$6105.00	
Washer Connection				\$0.00
	Good	131	\$0.00	
	N/A	1	\$0.00	
	Other	2	\$0.00	
	Repair	3	\$0.00	
Water-Heater				\$5200.00
	Good	108	\$0.00	
	Other	16	\$0.00	
	Repair	5	\$0.00	
	Replace	8	\$5200.00	
Window				\$1750.00
	Good	381	\$0.00	
	N/A	533	\$0.00	
	Other	14	\$0.00	
	Repair	15	\$0.00	
	Replace	7	\$1750.00	
Wooden Deck				\$0.00

	Good	3	\$0.00	
	N/A	134	\$0.00	
Aluminum Wiring				\$0.00
		0	\$0.00	
Electrical Outlets/Switches				\$0.00
		70	\$0.00	
Landing				\$0.00
		0	\$0.00	
Paint				\$0.00
		106	\$0.00	
Stairs				\$0.00
		0	\$0.00	
Subflooring				\$0.00
		9	\$0.00	
Trim				\$0.00
		38	\$0.00	
Vents				\$0.00
		17	\$0.00	

Exteriors & Site Areas

Item	Condition	Count	Line Cost	Total Cost
Boiler System Condition				\$0.00
	Good	4	\$0.00	
	N/A	13	\$0.00	
Breezeway Ceiling Condition				\$98950.00
	Good	2	\$0.00	
	Repair	15	\$98950.00	
Condensation Drains Condition				\$8000.00
	Good	14	\$0.00	
	Repair	3	\$8000.00	
Dryer Vents Condition				\$3705.00
	Replace	17	\$3705.00	
Evidence of Exposed Electrical				\$0.00
	Good	17	\$0.00	
Evidence of Organic Growth				\$26500.00
	Repair	17	\$26500.00	
FACP Compliance Status				\$0.00
	Good	17	\$0.00	
Fascia/Trim Condition				\$94500.00
	Replace	17	\$94500.00	
Fire Extinguishers Condition				\$400.00
	Good	17	\$400.00	
Flooring Condition				\$108000.00

	Repair	17	\$108000.00	
Gutters and Downspouts Condition				\$131400.00
	Replace	17	\$131400.00	
HVAC Condenser Unit Condition				\$56000.00
	Repair	17	\$56000.00	
HVAC Platform Condition				\$0.00
	Good	17	\$0.00	
Lighting - Breezeway Overhead Condition				\$7200.00
	Replace	17	\$7200.00	
Lighting - General Condition				\$0.00
	Repair	3	\$0.00	
	Replace	14	\$0.00	
Lighting - Wallpacks Condition				\$0.00
	Replace	17	\$0.00	
Main Electrical Meter Banks Condition				\$0.00
	Good	17	\$0.00	
Railing Condition				\$32100.00
	Repair	17	\$32100.00	
Siding Condition				\$422000.00
	Repair	8	\$74000.00	
	Replace	9	\$348000.00	
Soffit Condition				\$115200.00
	Repair	1	\$7200.00	
	Replace	16	\$108000.00	
Stair Treads Condition				\$120000.00
	Good	1	\$18750.00	
	Replace	16	\$101250.00	
Bldg Exterior - Notes 1				\$228100.00
		17	\$228100.00	
Bldg Exterior - Notes 2				\$99950.00
		17	\$99950.00	
Bldg Exterior - Notes 3				\$32800.00
		17	\$32800.00	
Windows				\$208400.00
		17	\$208400.00	
Access Control				\$0.00
	N/A	1	\$0.00	
ADA Status				\$0.00
	Not ADA	1	\$0.00	
Dumpster Conditions				\$31250.00
	Repair	1	\$31250.00	
Dumpster/Compactor Availability				\$0.00
	Dumpster Only	1	\$0.00	
Evidence of Pool Deck Markers				\$0.00

	Pool marker evidence NOT present	1	\$0.00	
Fitness Center Door				\$0.00
	Good	1	\$0.00	
Fitness Center Equipment				\$0.00
	Good	1	\$0.00	
Fitness Center Flooring				\$0.00
	Good	1	\$0.00	
Fitness Center Lighting				\$0.00
	Good	1	\$0.00	
Grill Area - Equipment Condition				\$4000.00
	Repair	1	\$4000.00	
Grill Area - Lighting Condition				\$0.00
	N/A	1	\$0.00	
Hot Tub/Spa Condition				\$0.00
	N/A	1	\$0.00	
Laundry Center Door				\$0.00
	Good	1	\$0.00	
Laundry Center Dryer Conditions				\$0.00
	Good	1	\$0.00	
Laundry Center Electronics				\$0.00
	Good	1	\$0.00	
Laundry Center Flooring				\$0.00
	Good	1	\$0.00	
Laundry Center Trash Cans				\$0.00
	Good	1	\$0.00	
Laundry Center Washing Machine Conditions				\$0.00
	Good	1	\$0.00	
Laundry Center Windows				\$0.00
	Good	1	\$0.00	
Laundry Center Countertops				\$0.00
	Good	1	\$0.00	
Laundry Room - Mechanical Conditions				\$0.00
	Good	1	\$0.00	
Leasing Office Building Drainage				\$9250.00
	Replace	1	\$9250.00	
Leasing Office Condensation Drains Condition				\$0.00
	Good	1	\$0.00	
Leasing Office Evidence of Exposed Electrical				\$0.00
	Good	1	\$0.00	
Leasing Office Evidence of Organic Growth				\$0.00
	Repair	1	\$0.00	
Leasing Office FACP Compliance Status				\$1200.00
	Good	1	\$1200.00	
Leasing Office Fascia/Trim Condition				\$3000.00

	Replace	1	\$3000.00	
Leasing Office Fire Extinguishers Condition				\$250.00
	Replace	1	\$250.00	
Leasing Office Gutters and Downspouts Condition				\$5400.00
	Replace	1	\$5400.00	
Leasing Office HVAC Condenser Unit Condition				\$1000.00
	Repair	1	\$1000.00	
Leasing Office HVAC Platform Condition				\$0.00
	Good	1	\$0.00	
Leasing Office Lighting Condition				\$1500.00
	Replace	1	\$1500.00	
Leasing Office Main Electrical Meter				\$0.00
	Good	1	\$0.00	
Leasing Office Roof Condition				\$0.00
	Good	1	\$0.00	
Leasing Office Siding Condition				\$2500.00
	Repair	1	\$2500.00	
Leasing Office Soffit Condition				\$0.00
	Good	1	\$0.00	
Leasing Office Wall Packs Condition				\$1750.00
	Replace	1	\$1750.00	
Mail Center - Foundation & Sidewalk				\$5120.00
	Replace	1	\$5120.00	
Mail Center - Lighting Condition				\$250.00
	Other	1	\$250.00	
Mail Center - Locks Condition				\$0.00
	Good	1	\$0.00	
Mail Center - Trash Can				\$350.00
	N/A	1	\$350.00	
Pet Stations - Condition				\$3000.00
	Repair	1	\$3000.00	
Playground Equipment Condition				\$0.00
	Good	1	\$0.00	
Playground Gate Condition				\$0.00
	N/A	1	\$0.00	
Playground Lighting				\$2500.00
	Replace	1	\$2500.00	
Pool Deck Condition				\$7500.00
	Repair	1	\$7500.00	
Pool Filter Type				\$0.00
	Sand	1	\$0.00	
Pool Furniture Condition				\$0.00
	Good	1	\$0.00	
Pool Gate Condition				\$0.00

	Good	1	\$0.00	
Pool Lighting Condition				\$0.00
	Good	1	\$0.00	
Pool Pergola Condition				\$0.00
	Good	1	\$0.00	
Pool Phone Status				\$0.00
	Working	1	\$0.00	
Pool Surface Condition				\$55000.00
	Other	1	\$55000.00	
VGB Grate				\$0.00
	Yes	1	\$0.00	
Curb Condition				\$2400.00
		1	\$2400.00	
Drainage				\$81400.00
		1	\$81400.00	
Dumpster Drainage				\$0.00
		1	\$0.00	
Dumpster Fencing				\$14000.00
		1	\$14000.00	
Dumpster Lighting				\$0.00
		1	\$0.00	
Exterior Paint				\$70000.00
		1	\$70000.00	
Fire, Life, & Safety				\$5000.00
		1	\$5000.00	
Hard Surfaces Condition				\$31250.00
		1	\$31250.00	
Landscaping				\$11000.00
		1	\$11000.00	
Laundry Center - Rob's Notes 1				\$0.00
		1	\$0.00	
Laundry Center - Rob's Notes 2				\$0.00
		1	\$0.00	
Laundry Center - Rob's Notes 3				\$0.00
		1	\$0.00	
Laundry Center - Rob's Notes 4				\$0.00
		1	\$0.00	
Laundry Center - Rob's Notes 5				\$0.00
		1	\$0.00	
Leasing Office - Rob's Notes 1				\$0.00
		1	\$0.00	
Leasing Office - Rob's Notes 2				\$1200.00
		1	\$1200.00	
Leasing Office - Rob's Notes 3				\$4000.00

	1	\$4000.00	
Leasing Office - Rob's Notes 4			\$700.00
	1	\$700.00	
Leasing Office - Rob's Notes 5			\$0.00
	1	\$0.00	
Limb Up			\$25000.00
	1	\$25000.00	
Mail Center - Notes			\$30000.00
	1	\$30000.00	
Maintenance Shop - Notes 1			\$0.00
	1	\$0.00	
Maintenance Shop - Notes 2			\$6500.00
	1	\$6500.00	
Maintenance Shop - Notes 3			\$24000.00
	1	\$24000.00	
Parking Lot Condition			\$65000.00
	1	\$65000.00	
Playground - Rob's Notes 1			\$14000.00
	1	\$14000.00	
Playground - Rob's Notes 2			\$3500.00
	1	\$3500.00	
Playground - Rob's Notes 3			\$0.00
	1	\$0.00	
Playground - Rob's Notes 4			\$0.00
	1	\$0.00	
Playground - Rob's Notes 5			\$0.00
	1	\$0.00	
Pole Lighting			\$0.00
	1	\$0.00	
Pool - Rob's Notes 1			\$10000.00
	1	\$10000.00	
Pool - Rob's Notes 2			\$0.00
	1	\$0.00	
Pool - Rob's Notes 3			\$0.00
	1	\$0.00	
Pool - Rob's Notes 4			\$0.00
	1	\$0.00	
Pool - Rob's Pool Notes 5			\$0.00
	1	\$0.00	
Property Fencing			\$0.00
	1	\$0.00	
Property Gates			\$0.00
	1	\$0.00	
Property Lighting			\$26400.00

	1	\$26400.00	
Retaining Walls			\$25000.00
	1	\$25000.00	
Roofing Condition			\$10000.00
	1	\$10000.00	
Signage (Building)			\$0.00
	1	\$0.00	
Signage (Parking)			\$0.00
	1	\$0.00	
Signage (Property)			\$18000.00
	1	\$18000.00	
Storm Drains			\$0.00
	1	\$0.00	
Tree Removal			\$22000.00
	1	\$22000.00	